

## \$399,900 - 12308 86 Street, Edmonton

MLS® #E4461869

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,054 sqft  
Single Family on 0.00 Acres

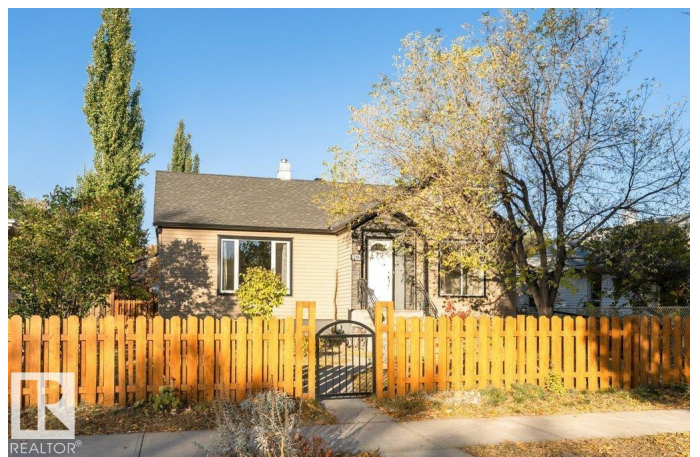
Delton, Edmonton, AB

Step into this beautifully preserved 1940s character home that blends vintage charm with thoughtful modern upgrades. From the moment you enter, you're greeted by original wooden doors adorned with sparkling glass doorknobs, coved ceilings, stained glass windows & original hardwood floors echoing the craftsmanship of a bygone era. The modern white kitchen is built around the original cabinet refrigerator which converts into a great wine cabinet. Downstairs, over \$70K in basement renos have transformed the space into a fully equipped in-law space. Set on a fully fenced 50 x 150 ft lot, the property boasts an oversized single garage, back lane parking with room for an RV and 2 additional cars, storage shed, a spacious deck, garden plot, 2 apricot trees & goji berry bushes, a cozy firepit & beautiful perennials. This home is a rare gem where vintage elegance meets modern functionality. Too many upgrades to mention. A commuters dream location to the DT core with bike path lanes & walking paths.

Built in 1945

### Essential Information

MLS® #	E4461869
Price	\$399,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12308 86 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3L2

### **Amenities**

Amenities	Deck, Fire Pit, Front Porch
Parking	Over Sized, RV Parking, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 12th, 2025
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Days on Market	13
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Zoning	Zone 05
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Listing information last updated on October 25th, 2025 at 1:47pm MDT